

**MARTINSVILLE PLAN COMMISSION
MEETING MINUTES
March 22, 2005**

Chairman David Barger called the regular March Meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, March 22, 2005, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE: Those members present were:

David Barger, Chairman
Douglas Arthur
Terry Collier
Ross Holloway
Grady Howard
Mike Kirsch
Marilyn Siderewicz, Secretary
Joanne Stuttgen
David Trout, Vice Chairman
Richard Walters
Tom Williams
Rod Bray, Attorney

MINUTES:

The minutes of the February 22, 2005, meeting were approved upon a motion by Terry Collier and a second by Richard Walters. Motion passed unanimously.

P-05-03-01. Juanita L. Miles, 525 Jones Place, Martinsville, IN.

Requested minor plat on approximately 3 acres located south of Miles Furniture Store (619 Morton Avenue), creating lot one and lot two to be known as "Miles' Minor Plat."

Ross Drapalik made the presentation to the Commission. Mr. Drapalik stated there are three parcels of land involved in the minor plat request. Drawings of the area were distributed. The request is to take the three properties and make into two lots. There are no plans at the present time for Lot #2. The request is to rezone Lot #1 so that it can be used for a used car lot.

City Engineer Ross Holloway said the plans meet requirements but there does need to be a 40 ft. building line on Lot #2.

REMONSTRATORS:

1. Maurice Kent, owner of Lot 19 on Gene's Way. Mr. Kent questioned having a car lot so close to his home.
2. Attorney Phil Smith, 1589 Burton Lane. Mr. Smith said he felt this was an appropriate use of the property.

MOTION:

Douglas Arthur made a motion to grant the minor plat approval with the stipulation that Lot #2 needs a 40 ft. building line. The area will be known as "Miles' Minor Plat." The motion was seconded by Ross Holloway and passed unanimously.

P-05-03-02. Juanita L. Miles, 525 Jones Place, Martinsville, IN.

Requested to change the zoning on Lot #1 in the "Miles' Minor Plat," from B-2 (Retail Business) to B-4 (Heavy Business) possibly with restrictions.

Ross Drapalik continued with the presentation to the Board. Mr. Drapalik said that he felt a zoning of B-4 was an acceptable zoning for the use of a car lot. Therefore, his client was asking for a zoning change from B-2 to B-4. There would be a retail building with two lift bays.

David Trout stated that he did not want this to become a salvage yard.

REMONSTRATORS: None.

Discussion followed with some suggestions for restrictions with the zoning change.

MOTION:

Ross Holloway motioned to recommend the zoning change from B-2 to B-4 for Lot #1 in the "Miles' Minor Plat," with the following restrictions: To be only used for car sales and light repairs; operating hours from 6:00 AM to 8:00 PM; two lift bays; and no more than 15 cars in process at one time. The motion was seconded by Doug Arthur and passed unanimously.

Attorney Rod Bray informed Mr. Drapalik that his affidavit needed to be notarized.

OTHER BUSINESS:

Joanne Stuttgen questioned the activity going on at 910 East Washington Street. This will be checked before next month's meeting.

David Trout told the Plan Commission that the Downtown Revitalization Committee would meet next Monday evening.

Ross Drapalik distributed a letter concerning side yard setback requirements. This was discussed at length. It was felt that even though it requires an effort for the landowner to get approval when using two lots for building, this is still the best method to follow.

Attorney Phil Smith then distributed an application for variance in land use, development standards or special exception within the planning jurisdiction of the City of Martinsville

regarding Lots 7 and 8 of the John E. Miles Subdivision, 601 Morton Avenue. He asked the Plan Commission if it would have an adverse affect to the Master Plan if a former restaurant building and parking area were to be used for retail auto sales. A zoning change of B-3 with special exception would be sought at the next meeting of the Plan Commission and the Board of Zoning Appeals.

Discussion was held. Then a motion was entertained. Grady Howard stated that he did not think a motion was in order since this issue had not been on the agenda for the evening.

MOTION:

Tom Williams made a motion stating that this zoning change and special exception would not have an adverse affect to the city's Master Plan. The motion was seconded by Doug Arthur and passed with 9 votes in favor, 1 vote (Grady Howard) against the motion, and 1 vote (Terry Collier) in abstention.

ADJOURNMENT: There being no further business, the meeting adjourned.

NEXT MEETING: The next scheduled meeting will be at 7:00 PM, Tuesday, April 26, 2005.

David Barger, Chairman

Marilyn Siderewicz, Secretary

Douglas Arthur

Grady Howard

Rod Bray, Attorney

Richard Walters

Ross Holloway

Joanne Stuttgen

David Trout, Vice-Chairman

Tom Williams

Mike Kirsch

Terry Collier